

ORDINANCE NO. 20061130-044

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6203 BERKMAN DRIVE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE (LR-MU) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to neighborhood commercial-mixed use (LR-MU) combining district on the property described in Zoning Case No C14-06-0018, on file at the Neighborhood Planning and Zoning Department, as follows

A 0.50 acre tract of land, more or less, out of the Dinsmore Simpson Survey No 27, Abstract No 694, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

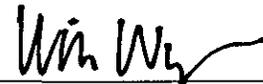
locally known as 6203 Berkman Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B"

PART 2. This ordinance takes effect on December 11, 2006

PASSED AND APPROVED

_____, November 30, 2006

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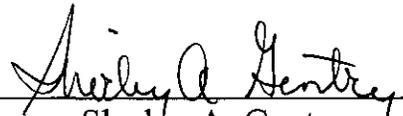
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

FIELD NOTES FOR
0.50 ACRE OUT OF THE
DINSMORE SIMPSON SURVEY No 27
ABSTRACT No 694
TRAVIS COUNTY, TEXAS

EXHIBIT A

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 0.50 ACRE TRACT OF LAND OUT OF THE DINSMORE SIMPSON SURVEY No 27, ABSTRACT No 694 IN TRAVIS COUNTY TEXAS AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO TROY HANNA BY DEED RECORDED IN DOCUMENT No 2004150493 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2" iron rod found on the southerly line of a 0.945 acre tract of land conveyed to Anthony V. Monroe by deed recorded in Volume 13090, Page 2879 of the Real Property Records of Travis County, Texas, at the northwest corner of a 0.499 acre tract of land conveyed to Hilda A. Mora by deed recorded in Volume 11801 Page 488 of the Real Property Records of Travis County Texas, for the northeast corner of the tract herein described,

THENCE departing the southerly line of said 0.945 acre tract and along the common line of said 0.499 acre tract and this tract, **S 29°29'00"W**, a distance of **105.27 FEET** to a 1/2" iron rod found at the northeast corner of a 0.438 acre tract of land conveyed to Carolyn Young, et al by deed recorded in Document No 2005136650 of the Official Public Records of Travis County, Texas, for the southeast corner of the tract herein described,

THENCE, departing the westerly line of said 0.499 acre tract and along the common line of said 0.438 acre tract and this tract, **N 60°01'33"W**, at 181.28 feet pass a P.K. nail found at the northwest corner of said 0.438 acre tract, being in the easterly right-of-way of Berkman Drive, continuing with the easterly right-of-way of Berkman Drive and the southerly line of this tract for a total distance of **206.75 FEET** to a punchhole set for the southwest corner of the tract herein described,

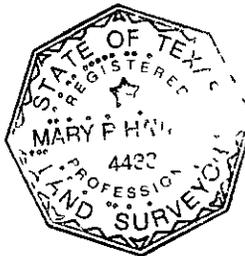
THENCE, along the easterly right-of-way of Berkman Drive **N 29°28'58"E**, a distance of **105.39 FEET** to a P.K. nail set at the southwest corner of the aforementioned 0.945 acre tract for the northwest corner of the tract herein described,

THENCE, departing the easterly right-of-way of Berkman Drive and along the common line of said 0.945 acre tract and this tract, **S 59°59'35"E**, a distance of **206.75 FEET** to the **POINT OF BEGINNING** and containing 0.50 acre of land, more or less

See SNS Engineering "Plat of Survey" No 051272, page 2 of 2 attached hereto and made a part hereof



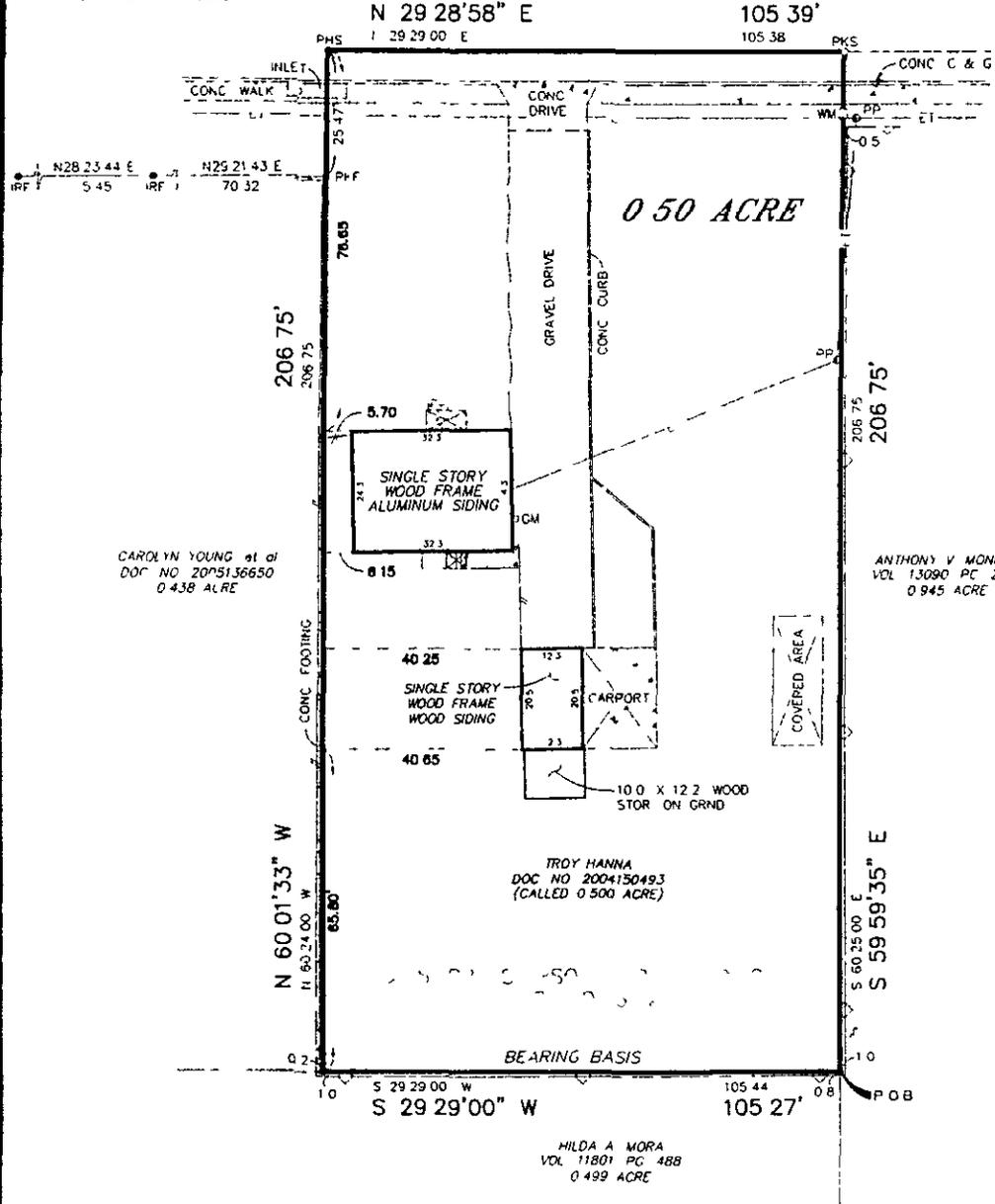
Mary P. Hawkins
Registered Professional Land Surveyor No 4433
State of Texas



LEGEND

- PP POWER POLE
- OH OVERHEAD LLEC / TELE LINE
- CL CHAIN LINK FENCE
- W F WOOD FENCE
- WM WATER METER
- GM GAS METER
- PHS PUNCH HOLE SET
- PNF PLY NAIL SET
- IRF IRON ROD FOUND

BERKMAN DRIVE
(ROW VARIES)



A Title Commitment was NOT furnished to the Surveyor. The only Easements shown hereon are per Plat. The Surveyor does not assume any Liability for existence of any easements and/or restrictions encumbered to the Property.

* DIXSMORE SIMPSON SURVEY NO. 27 ABSTRACT NO. 694 (FIELD NOTES ATTACHED)

PLAT OF SURVEY

SURVEY NO. 051272 SCALE 1" = 30 LOT NO.

Section Zone X as identified by the
 name of Emergency Management Agency of
 Section & Parcel ID 48453C 0160E
 Date JUNE 16, 1993

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and or the owners of the premises surveyed.

LOT NO. BLOCK NO.
 ADDITION OR SUBDIVISION 0.50 ACRE OF LAND, MORE OR LESS, OUT OF THE *
 STREET ADDRESS 6203 BERKMAN DRIVE CITY AUSTIN COUNTY TRAVIS
 SURVEY FOR PRESIDIO CROUP REALTORS REFERENCE TROY HANNA



STATE OF TEXAS, COUNTY OF TRAVIS
 I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCRoachMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.

SYS ENGINEERING INC
 12466 Los Indios Trail Suite 101
 Austin Texas 78729
 (512) 335-3941 * (512) 250-8885 (Fax) WM

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Mary P. Hawkins
 Date 01-04-2006

